

# St Johns Road, Eastham

## £270,000















Welcome to this beautifully presented semidetached home, perfectly nestled in a soughtafter residential area and enjoying a stunning backdrop of tranguil parkland. Full of charm and character, this delightful property offers a warm and inviting living space, ideal for families or anyone looking to enjoy a peaceful yet convenient lifestyle. Step inside to find a welcoming hallway that leads into a bright and spacious lounge, complete with a bay window and an elegant feature fireplace - the perfect spot to unwind. A second sitting room also boasts a charming fireplace with a gas stove, creating a cosy atmosphere throughout. The stylish fitted kitchen dining room provide a fantastic space for entertaining, with plenty of room for family meals or hosting guests. Upstairs, you'll discover three generously sized bedrooms and a beautifully finished four-piece bathroom, combining modern comfort with timeless design. From the second bedroom, stairs lead up to a loft room, offering versatile extra space ideal for a home office, hobby room, or additional storage. Outside, the front driveway provides off-road parking, while the rear garden is truly a highlight – a wonderfully private and serene space with a patio area, garage, storage sheds, and direct gated access into the lovely Torr Park. Ideally located, this charming home is within easy reach of local shops, excellent schools, and all the amenities you could need. With its picturesque setting, tasteful interiors, and fantastic location, this property is not to be missed. Council tax band C. Freehold.

#### Hallway

13'8" (4.17m) x 5'11" (1.8m) Lounge 13'10" (4.22m) Into Bay x 11'10" (3.61m) Sitting Room 14'4" (4.37m) x 10'8" (3.25m) Kitchen Dining Room 20'0" (6.1m) x 7'1" (2.16m)

#### **Bedroom One**

15'4" (4.67m) Into Bay x 11'9" (3.58m) Into Wardrobe Recess Bedroom Two 12'9" (3.89m) x 10'9" (3.28m) Bedroom Three 7'4" (2.24m) x 6'2" (1.88m) Bathroom 9'1" (2.77m) x 7'2" (2.18m) Loft Room 12'0" (3.66m) Max x 12'0" (3.66m) Max Restricted head height









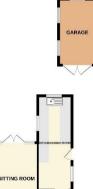






GROUND FLOOR 652 St.1: (505 St.11.) acprox. 157 FLOOR 464 st.5. (44 9 st.m.) approx









### **Contact Us:**

**0151 644 6000** lesley@lesleyhooks.co.uk 6 Church Road, Bebington, Wirral, Merseyside, CH63 7PH





Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.